

**MINUTES
OF THE
CRANBURY TOWNSHIP
PLANNING BOARD
CRANBURY, NEW JERSEY
MIDDLESEX COUNTY**

**MINUTES SEPTEMBER 12, 2019
APPROVED ON NOVEMBER 7, 2019**

TIME AND PLACE OF MEETING

The regular meeting of the Cranbury Township Planning Board was held at the Cranbury Township Hall Municipal Building, 23-A North Main Street, Cranbury, New Jersey, Middlesex County on September 12, 2019, at 7:00 p.m.

CALL TO ORDER

Peter Mavoides, Chairman of the Cranbury Township Planning Board, called the meeting to order.

STATEMENT OF ADEQUATE NOTICE

Under the Sunshine Law, adequate notice by the Open Public Meeting Act was provided of this meeting's date, time, place and agenda were mailed to the news media, posted on the Township bulletin board, mailed to those personal requesting notice, and filed with the Municipal Clerk.

MEMBERS IN ATTENDANCE

- ☒ Callahan, Karen
- ☒ Gallagher, James
- ☒ Hamlin, Judson
- ☒ Johnson, Glenn
- ☒ Kaiser, Michael
- ☒ Mavoides, Peter
- ☒ Mulligan, Dan
- ☒ Stewart, Jason
- ☐ Witt, Nancy

PROFESSIONALS IN ATTENDANCE

- ☒ Andrew Feranda, Traffic Consultant

- ☒ David Hoder, Board Engineer
- ☒ Trishka Cecil, Esquire, Board Attorney
- ☒ Josette C. Kratz, Secretary
- ☒ Richard Preiss, Township Planner

MINUTES

Upon a motion made, seconded and unanimously voted upon the minutes for July 11, 2019 were approved.

RESOLUTIONS

PB267-15 High Point Development (Hagerty/Chaney Tract)
Block 20.16, Lot(s) 7-10- & 20, Block 19, Lot(s) 2-4
Old Trenton Road, County Road 539/South Main Street, Old Cranbury Road
Amended Preliminary and Final Major Site Plan

| | MOTION | ROLL CALL |
|------------------|----------|------------|
| Callahan, Karen | MOTIONED | Aye |
| Gallagher, James | | Aye |
| Hamlin, Judson | | Ineligible |
| Johnson, Glenn | SECONDED | Aye |
| Kaiser, Michael | | Ineligible |
| Mavoides, Peter | | Aye |
| Mulligan, Dan | | Ineligible |
| Stewart, Jason | | Ineligible |
| Witt, Nancy | | Absent |
| | RESULTS | Passed |

PB 321-19 American Outdoor Advertising, LLC
Block 14, Lots 1 & 2, LI Zone
30 Brickyard Road
Minor Site Plan for a Billboard

MOTION

ROLL CALL

Callahan, Karen
Gallagher, James
Hamlin, Judson
Johnson, Glenn
Kaiser, Michael
Mavroides, Peter
Mulligan, Dan
Stewart, Jason
Witt, Nancy

MOTIONED

SECONDED

Ineligible
Aye
Aye
Aye
Aye
Ineligible
Ineligible
Absent

RESULTS

Passed

APPLICATIONS

**PB302-17 Alfieri Cranbury South Brunswick Park,
Cranbury - Block 1, Lots 2, 3, 8 & 10, RO/LI Zone
South Brunswick – Block 7, Lot 6.01
1241, 1243 & 1245 South River Road, Property is surround by Route 130 &
South River Road
Amended Preliminary Subdivision & Preliminary Major Site Plan**

REPRESENTATIVES: Frank Petrino, Esquire
Radium Kucera, P.E.
James Rick Gilland, Architect
Adam Alexander, Landscaper
Carl Pehnke, Traffic Engineer

| | |
|-------------|--|
| EXHIBIT A-1 | Sheet 2 as marked with ink from engineer, existing conditions |
| EXHIBIT A-2 | Overall Site and Subdivision Plan |
| EXHIBIT A-3 | Rendered Landscaping Plan, Color, and no date |
| EXHIBIT A-4 | Sight Line Study, June 24, 2019 |
| EXHIBIT A-5 | Vantage Point, June 24, 2019 Identifies viewpoint on rendering |
| EXHIBIT A-6 | View from Route 130 |

Jason Stewart certified he read the transcript of the previous meeting on August 1, 2019

All professionals and witnesses sworn on August 1, 2019 still remain under oath.

Mr. Petrino explained the landscape architect left the firm so they would try and do the best they could without him.

Mr. Kucera testified with regard to the landscaping within the site, and noted that they would provide additional landscape as requested.

Mr. Hoder requested additional landscaping along the entrance at South River Road.

Mr. Petrino stated they would provide a revised plan to the professionals for review.

Mr. Hoder asked about the status of his request for the geese deterrent grasses, Mr. Kucera stated if it was not noted on plans they would supply.

Mr. Hoder asked about the design of the detention walls and the need to be included as part of the signed plans.

Mr. Kucera said they were only showing schematic fence plans because it would depend on the specific desire of the tenant. Shown presently was a 6' high chain-link, and all internal fencing would not be visible from South River Road and almost invisible from Route 130. Mr. Hoder asked about a more decorative fence option. Mr. Kucera said they could change.

Mr. Preiss noted they provided an architectural rendering of the guard house, which is appropriate and consistent with the architectural designs of the building. Dimensions were not shown on the architectural plans and he did not see them on the detailed sheets.

Mr. Gilland stated there were no changes to the signage and modified the exhibit to show the exact size of the plans with additional measurements. They noted the sign in 6" taller than the ordinance allows. All noted in the letter of August 28, 2019.

Mr. Mulligan mentioned that trucks do get lost in the area because they cannot find their location and with the speed traveled a larger sign would make it easier for these trucks to see. And is on the board of South Brunswick.

Mr. Feranda noted he did not submit an updated review because the applicant had agreed to comply with most items in the original review letter. The notable exceptions were the bus stop location along South River Road and sidewalk connection.

Mr. Feranda mentioned the letter from the Cranbury Fire Department. Mr. Kucera said that had come in later so they haven't responded. They have 36 Ft around the building so there is no issue with turning radius.

Mr. Hoder asked about providing a sidewalk to the car parking areas to the roadway. Mr. Petrino said they didn't want to create a safety issue, yet Board members noted that almost makes the argument for sidewalks.

Mr. Carl Pehnke testified that from a traffic standpoint there has never been a traffic correlation between the numbers of dock doors. There will be enough stacking on the property and jockeying.

Mr. Gallagher asked about the capacity of the terminal that can handle 1,500 vehicles at a time, Mr. Pehnke said it is the storage capacity within the building that drives the number vehicles coming to the facility not the number of dock doors. Mr. Gallagher said he did not recall any waivers, like this, granted in the past.

Mr. Gallagher asked about the waiver on the 600 less trees. Mr. Preiss said he recalled the need to reduce the trees to provide a berm/buffer as proposed. The answer they will have to landscape more in parking lot to screen from public. Mr. Hoder said most the trees are located in the front portion of the site and there are berms and basins. Mr. Gallagher mentioned the trees have another function other than just screening. Mr. Preiss felt the questions was whether they could add additional trees.

Mr. Hoder said the ordinance requires 1,660 and they are planting 1,150 doubling the number of trees. Mr. Petrino said less trees allows for better aesthetics and view sheds to see the buildings.

Mr. Hoder said the only area is between the building and Route 130 which is actually a floodplain and detention basin, and may only be able to plant 100 flood tolerant trees. Otherwise, we may not want to jam and more trees within the parking area. Mr. Preiss mentioned the template made during Alfieri's first development and there is a tendency to provide instant screening and they are planted too close together.

Mr. Petrino said they would work with the Township's professionals.

The testimony was open to the public, there were no public.

| | MOTION | ROLL CALL |
|------------------|----------------|------------------|
| Callahan, Karen | | Abstained |
| Gallagher, James | | Aye |
| Hamlin, Judson | | Aye |
| Johnson, Glenn | SECONDED | Aye |
| Kaiser, Michael | MOTIONED | Aye |
| Mavoides, Peter | | Aye |
| Mulligan, Dan | | Aye |
| Stewart, Jason | | Aye |
| Witt, Nancy | | Absent |
| | RESULTS | Passed |

**PB320-19 Rocket Pharmaceuticals
Block 1.03, Lots 1, Zone RO/LI
9 Cedar Brook Drive
Amendment to Preliminary and Final Site Plan**

REPRESENTATIVES: George White, Esq.
Christopher Ballas, PhD. VP, Manufacturing – Rocket Pharma
David Citro, Professional Engineer – Mainstay Engineering Group
Larry Myers Senior Project Engineer at Genesis Engineers, Inc
Jeffrey Rowe, Associate Principal at Genesis Engineers, Inc.
Shana Elkind, ALM, CSP, CET'S – Rocket Pharma

- A-1 Aerial Photograph
- A-2 Two Photographs looking across Cedar Brook Drive, into property
- A-3 Site Plan
- A-4 Site Plan

Jason Stewart certified he read the transcript to the previous meeting of July 11, 2019.

All professionals were sworn (or remained under oath from previous meeting), both for the applicant and the board.

SEE ATTACHED SLIDE PRESENTATION NOTES – a copy of the slides are part of the application file.

TRANSCRIPT ALSO ON FILE

| | MOTION | ROLL CALL |
|------------------|----------------|------------------|
| Callahan, Karen | | Abstained |
| Gallagher, James | | Aye |
| Hamlin, Judson | MOTIONED | Aye |
| Johnson, Glenn | | Aye |
| Kaiser, Michael | | Aye |
| Mavoides, Peter | | Aye |
| Mulligan, Dan | | Aye |
| Stewart, Jason | SECONDED | Aye |
| Witt, Nancy | | Absent |
| | RESULTS | Passed |

ORDINANCE REVIEW/DISCUSSION

CRANBURY TOWNSHIP ORDINANCE# 07-19-12 AN ORDINANCE OF THE TOWNSHIP OF CRANBURY, IN MIDDLESEX COUNTY, NEW JERSEY, AMENDING AND REVISING CHAPTER 150-32 AND 150-34, THE LAND DEVELOPMENT CODE

| | MOTION | ROLL CALL |
|-----------------|---------------|------------------|
| Callahan, Karen | | ABSENT |

| | | |
|------------------|----------------|---------------|
| Gallagher, James | | AYE |
| Hamlin, Judson | | AYE |
| Johnson, Glenn | SECONDED | AYE |
| Kaiser, Michael | MOTIONED | AYE |
| Mavoides, Peter | | ABSENT |
| Mulligan, Dan | | AYE |
| Stewart, Jason | | ABSENT |
| Witt, Nancy | | ABSENT |
| | RESULTS | Passed |

ADJOURNMENT OF MEETING

There being no further business, on motion duly made, seconded, and carried, the meeting was thereupon adjourned.

CERTIFICATE OF SECRETARY

I, the undersigned, do at this moment certify;

That I am duly elected and acting secretary of the Cranbury Township Planning Board and, that the preceding minutes of the Planning Board, held on August 1, 2019, consisting of six (6) pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS of which, I have hereunto subscribed my name to said Planning Board this September 12, 2019.

Josette C. Kratz, Secretary

/jck